



# Monthly Indicators

## May 2020

Percent changes calculated using year-over-year comparisons.

New Listings were down 3.9 percent for single family homes and 45.5 percent for townhouse-condo properties. Pending Sales landed at 310 for single family homes and 45 for townhouse-condo properties.

The Median Sales Price was down 3.7 percent to \$405,500 for single family homes and 0.2 percent to \$333,525 for townhouse-condo properties. Days on Market increased 2.8 percent for single family homes but decreased 24.0 percent for townhouse-condo properties.

Buyers have been quicker to return to the housing market in force than sellers, who have been showing a bit more reluctance to list their homes than is typical for this time of year. But trends are improving and as states and localities continue to moderate their COVID-19 policies, real estate activity is expected to continue to improve in the coming weeks.

## Activity Snapshot

**- 51.4%**      **+ 0.8%**      **- 13.0%**

One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Days on Market All Properties
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Residential real estate activity in Area 8 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	5-2019	5-2020	Percent Change	YTD-2019	YTD-2020	Percent Change
<b>New Listings</b>		332	<b>319</b>	- 3.9%	1,225	<b>1,288</b>	+ 5.1%
<b>Pending / Under Contract</b>		225	<b>310</b>	+ 37.8%	936	<b>999</b>	+ 6.7%
<b>Sold Listings</b>		224	<b>122</b>	- 45.5%	818	<b>704</b>	- 13.9%
<b>Median Sales Price</b>		\$420,995	<b>\$405,500</b>	- 3.7%	\$401,000	<b>\$400,000</b>	- 0.2%
<b>Average Sales Price</b>		\$465,916	<b>\$472,909</b>	+ 1.5%	\$451,813	<b>\$460,490</b>	+ 1.9%
<b>Pct. of List Price Received</b>		99.8%	<b>99.4%</b>	- 0.4%	99.3%	<b>99.4%</b>	+ 0.1%
<b>Days on Market</b>		72	<b>74</b>	+ 2.8%	79	<b>72</b>	- 8.9%
<b>Affordability Index</b>		83	<b>94</b>	+ 13.3%	88	<b>96</b>	+ 9.1%
<b>Active Listings</b>		432	<b>389</b>	- 10.0%	--	<b>--</b>	--
<b>Months Supply</b>		2.4	<b>2.3</b>	- 4.2%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

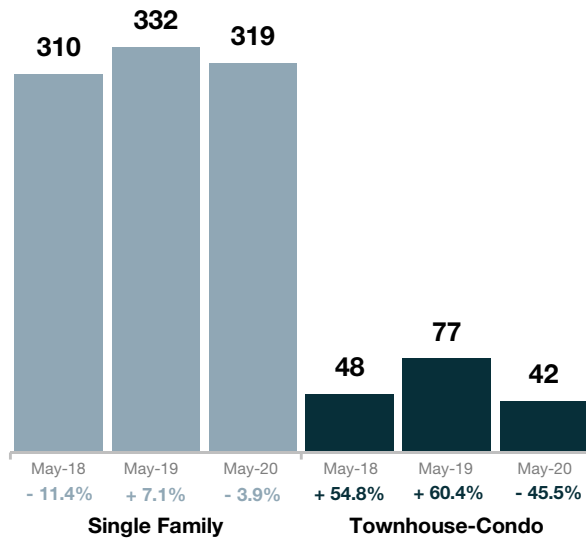


Key Metrics	Historical Sparkbars	5-2019	5-2020	Percent Change	YTD-2019	YTD-2020	Percent Change
<b>New Listings</b>		77	42	- 45.5%	231	211	- 8.7%
<b>Pending / Under Contract</b>		38	45	+ 18.4%	182	172	- 5.5%
<b>Sold Listings</b>		60	16	- 73.3%	168	143	- 14.9%
<b>Median Sales Price</b>		\$334,257	\$333,525	- 0.2%	\$310,000	\$305,000	- 1.6%
<b>Average Sales Price</b>		\$336,776	\$338,322	+ 0.5%	\$319,504	\$329,232	+ 3.0%
<b>Pct. of List Price Received</b>		100.7%	101.7%	+ 1.0%	100.3%	100.7%	+ 0.4%
<b>Days on Market</b>		167	127	- 24.0%	145	135	- 6.9%
<b>Affordability Index</b>		105	115	+ 9.5%	113	125	+ 10.6%
<b>Active Listings</b>		116	119	+ 2.6%	--	--	--
<b>Months Supply</b>		3.5	3.8	+ 8.6%	--	--	--

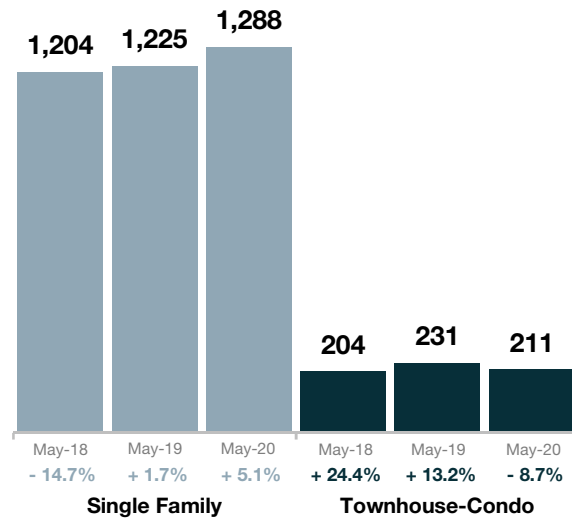
# New Listings



## May

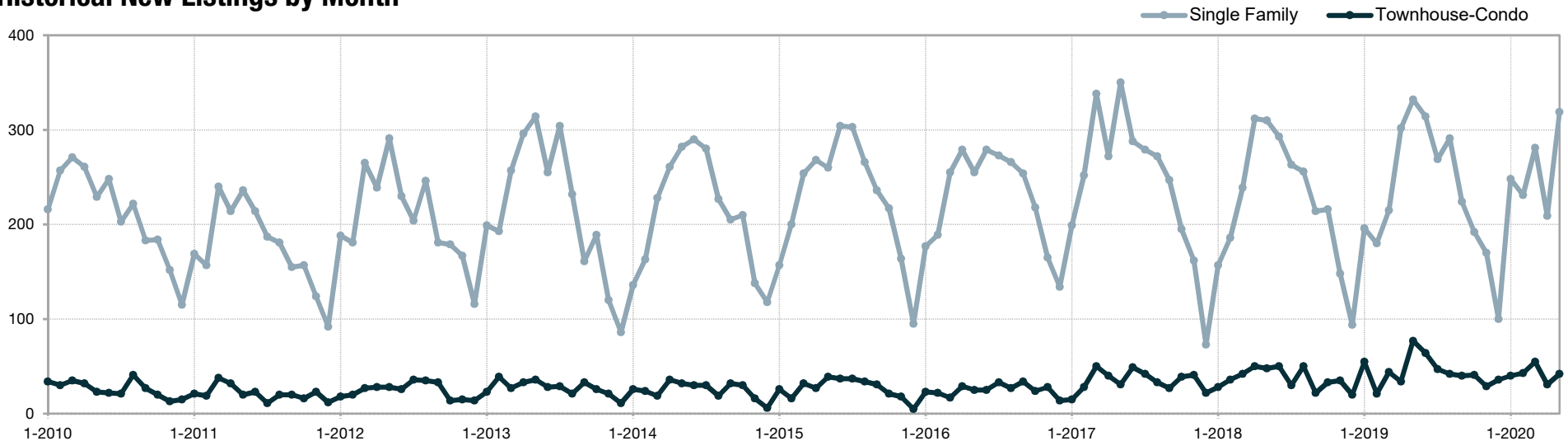


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	314	+7.2%	64	+28.0%
Jul-2019	269	+2.3%	47	+56.7%
Aug-2019	291	+13.7%	42	-16.0%
Sep-2019	224	+4.7%	40	+81.8%
Oct-2019	192	-11.1%	41	+24.2%
Nov-2019	170	+14.9%	29	-17.1%
Dec-2019	100	+6.4%	36	+80.0%
Jan-2020	248	+26.5%	40	-27.3%
Feb-2020	231	+28.3%	43	+104.8%
Mar-2020	281	+30.7%	55	+25.0%
Apr-2020	209	-30.8%	31	-8.8%
<b>May-2020</b>	<b>319</b>	<b>-3.9%</b>	<b>42</b>	<b>-45.5%</b>

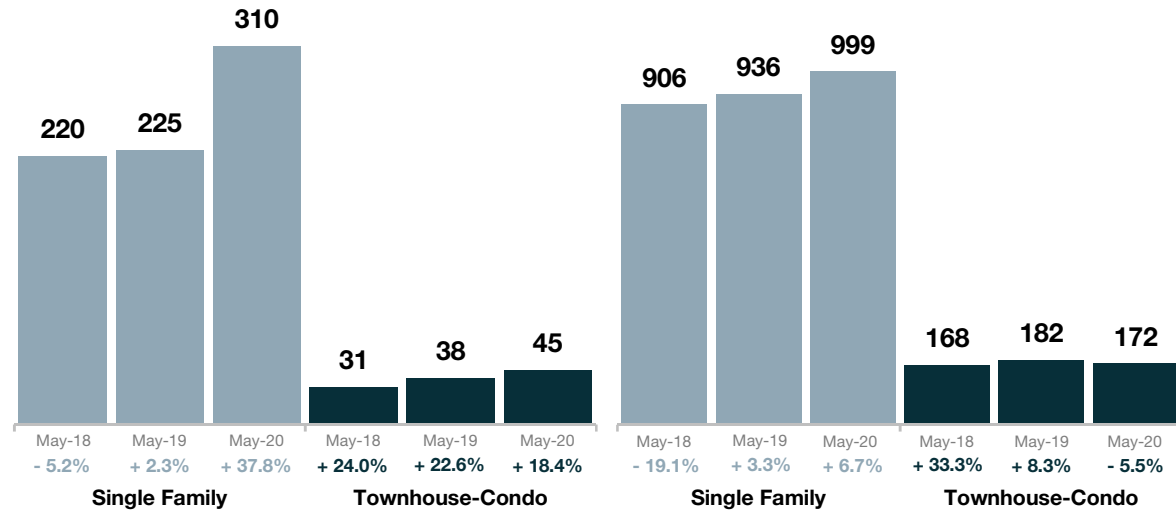
## Historical New Listings by Month



# Pending / Under Contract

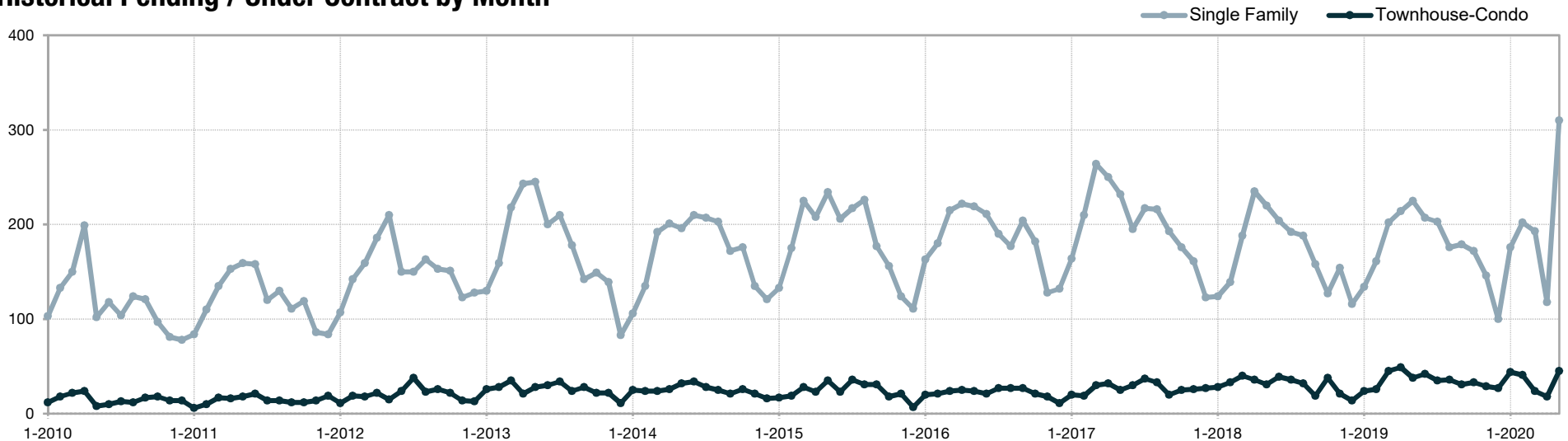


## May



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	207	+1.5%	42	+7.7%
Jul-2019	203	+5.7%	35	-2.8%
Aug-2019	176	-6.4%	36	+12.5%
Sep-2019	179	+13.3%	31	+63.2%
Oct-2019	172	+35.4%	33	-13.2%
Nov-2019	146	-5.2%	29	+38.1%
Dec-2019	100	-13.8%	27	+92.9%
Jan-2020	176	+31.3%	44	+83.3%
Feb-2020	202	+25.5%	41	+57.7%
Mar-2020	193	-4.5%	24	-46.7%
Apr-2020	118	-44.9%	18	-63.3%
<b>May-2020</b>	<b>310</b>	<b>+37.8%</b>	<b>45</b>	<b>+18.4%</b>

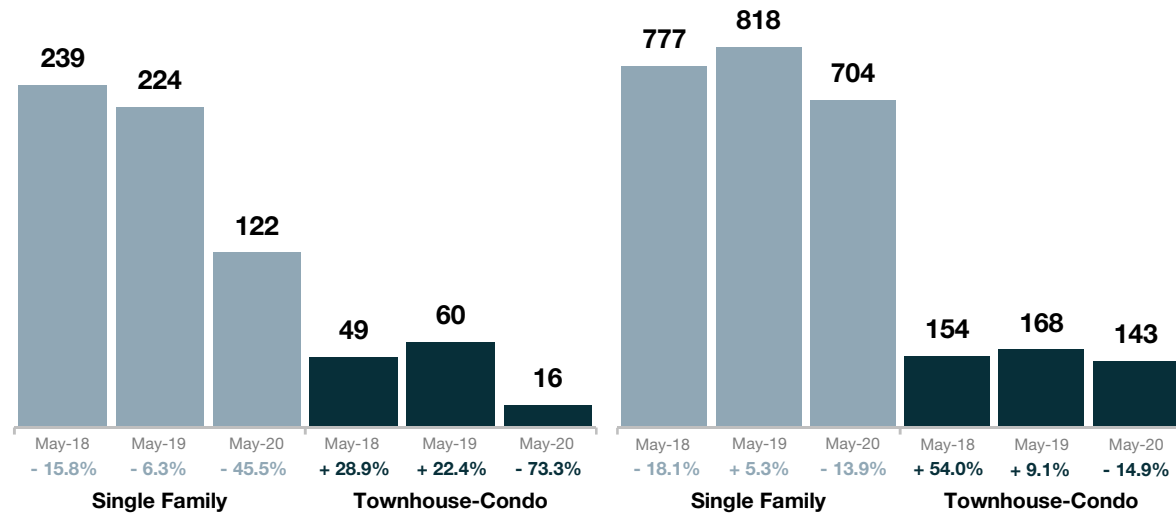
## Historical Pending / Under Contract by Month



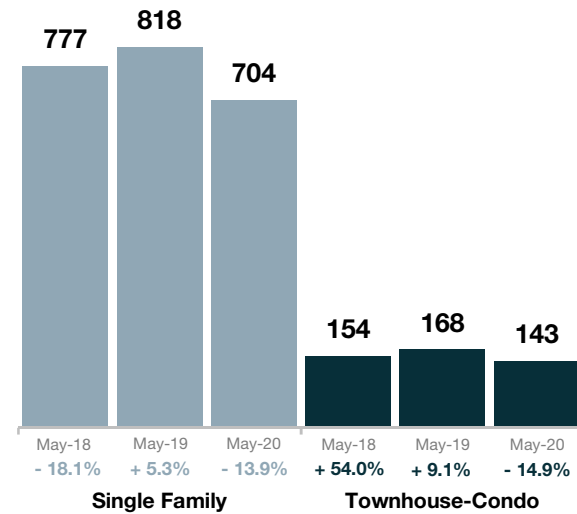
# Sold Listings



## May

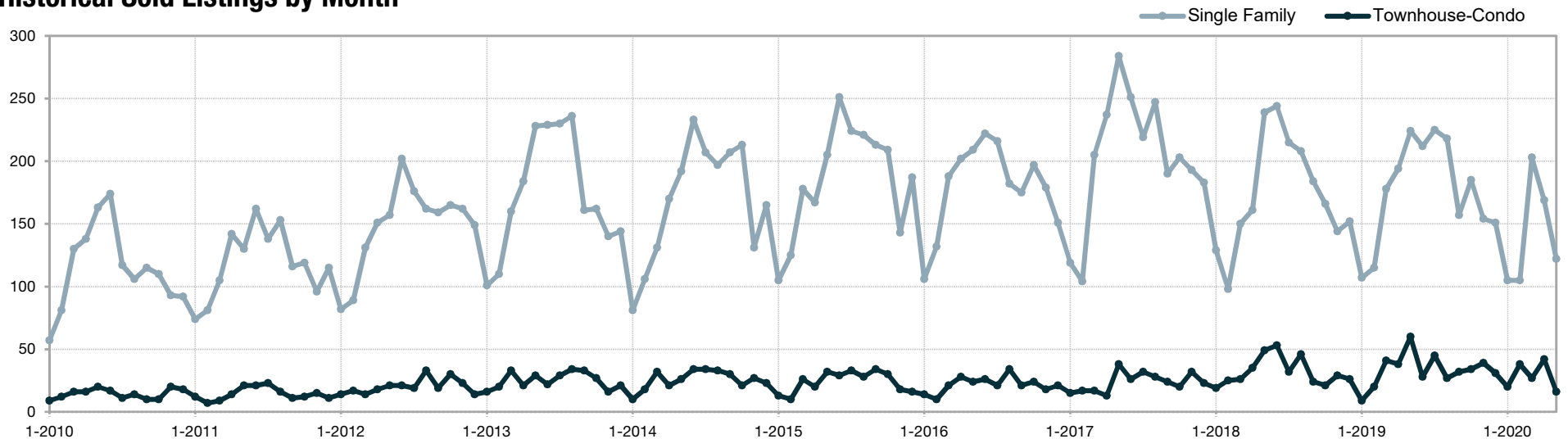


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	212	-13.1%	28	-47.2%
Jul-2019	225	+4.7%	45	+40.6%
Aug-2019	218	+4.8%	27	-41.3%
Sep-2019	157	-14.7%	32	+33.3%
Oct-2019	185	+11.4%	34	+61.9%
Nov-2019	154	+6.9%	39	+34.5%
Dec-2019	151	-0.7%	31	+19.2%
Jan-2020	105	-1.9%	20	+122.2%
Feb-2020	105	-8.7%	38	+90.0%
Mar-2020	203	+14.0%	27	-34.1%
Apr-2020	169	-12.9%	42	+10.5%
<b>May-2020</b>	<b>122</b>	<b>-45.5%</b>	<b>16</b>	<b>-73.3%</b>

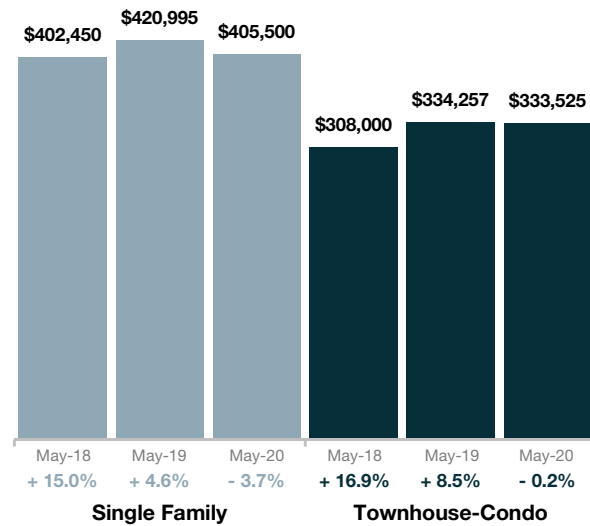
## Historical Sold Listings by Month



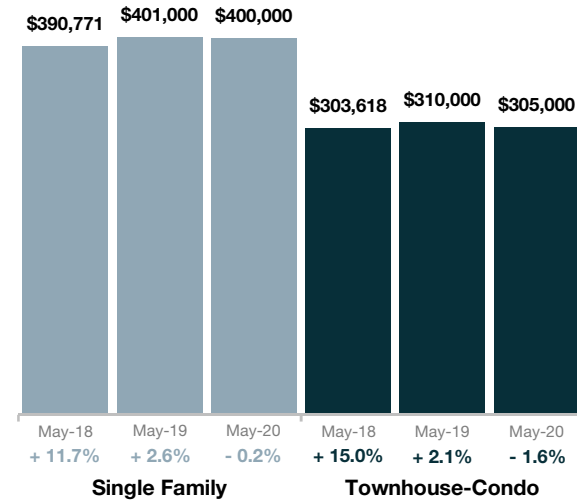
# Median Sales Price



## May

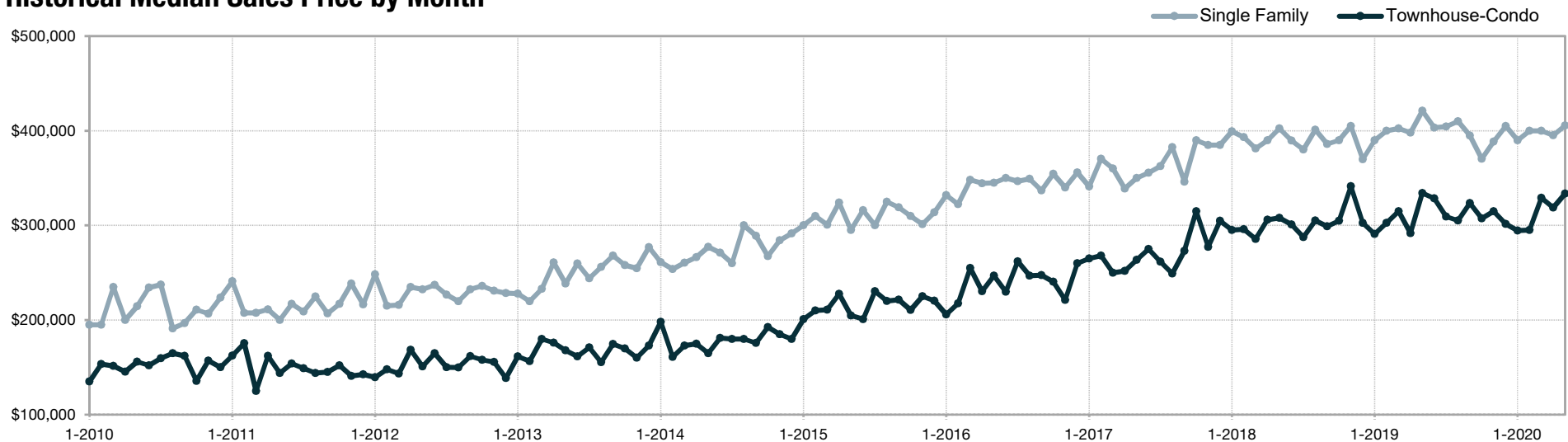


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	\$403,225	+3.5%	\$328,574	+9.2%
Jul-2019	\$404,495	+6.4%	\$309,243	+7.6%
Aug-2019	\$410,000	+2.2%	\$305,000	0.0%
Sep-2019	\$394,777	+2.3%	\$323,450	+8.2%
Oct-2019	\$370,500	-5.0%	\$307,364	+0.8%
Nov-2019	\$388,450	-4.1%	\$315,000	-7.7%
Dec-2019	\$405,000	+9.5%	\$301,500	-0.4%
Jan-2020	\$390,000	0.0%	\$294,625	+1.2%
Feb-2020	\$400,000	0.0%	\$295,000	-2.5%
Mar-2020	\$399,900	-0.6%	\$329,000	+4.4%
Apr-2020	\$395,100	-0.7%	\$318,700	+9.2%
<b>May-2020</b>	<b>\$405,500</b>	<b>-3.7%</b>	<b>\$333,525</b>	<b>-0.2%</b>

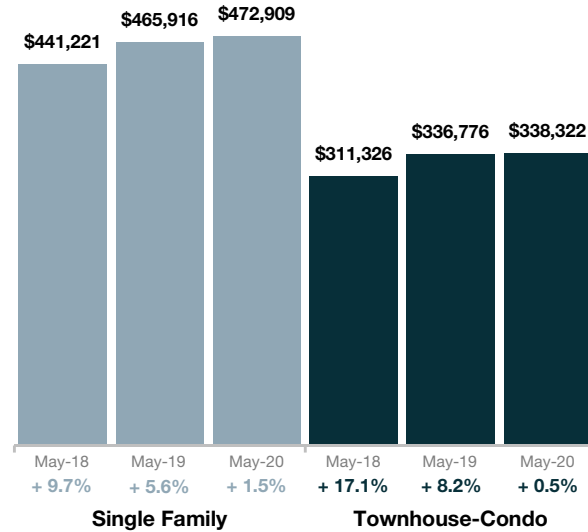
## Historical Median Sales Price by Month



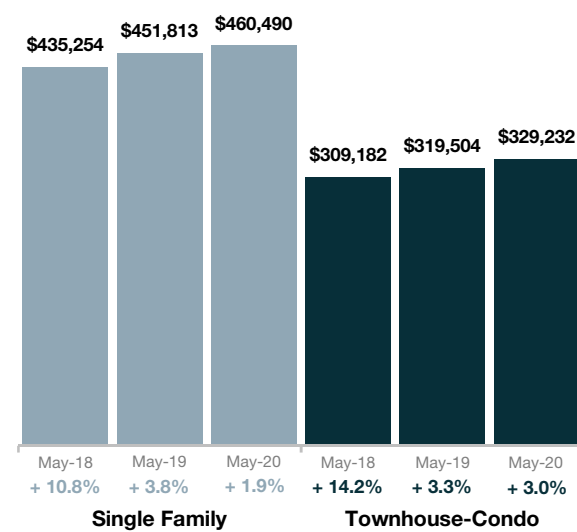
# Average Sales Price



## May

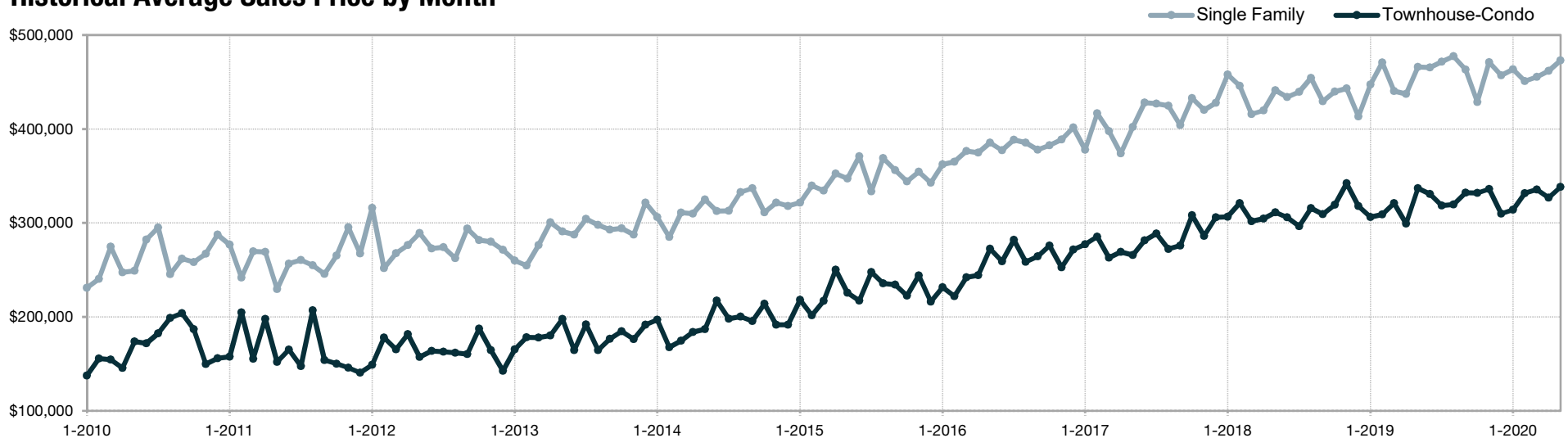


## Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	\$465,399	+7.3%	\$330,860	+8.2%
Jul-2019	\$471,632	+7.3%	\$318,549	+7.5%
Aug-2019	\$477,315	+5.1%	\$319,716	+1.3%
Sep-2019	\$463,341	+7.9%	\$332,215	+7.4%
Oct-2019	\$428,638	-2.5%	\$332,006	+4.0%
Nov-2019	\$470,959	+6.3%	\$336,169	-1.7%
Dec-2019	\$457,060	+10.6%	\$309,991	-2.5%
Jan-2020	\$463,545	+3.6%	\$314,158	+2.6%
Feb-2020	\$450,882	-4.2%	\$331,541	+7.3%
Mar-2020	\$455,386	+3.4%	\$335,462	+4.5%
Apr-2020	\$461,725	+5.6%	\$326,851	+9.2%
<b>May-2020</b>	<b>\$472,909</b>	<b>+1.5%</b>	<b>\$338,322</b>	<b>+0.5%</b>

## Historical Average Sales Price by Month

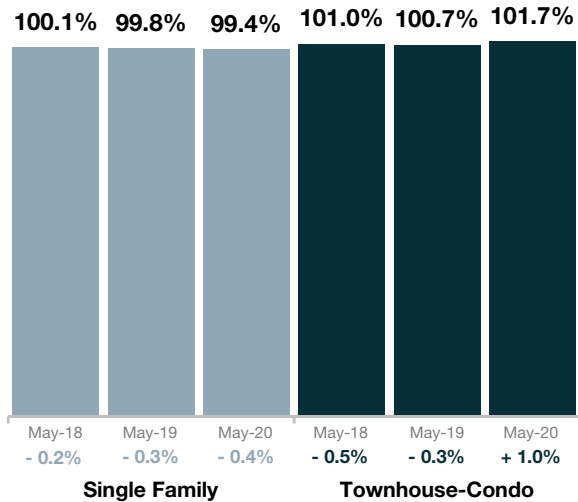




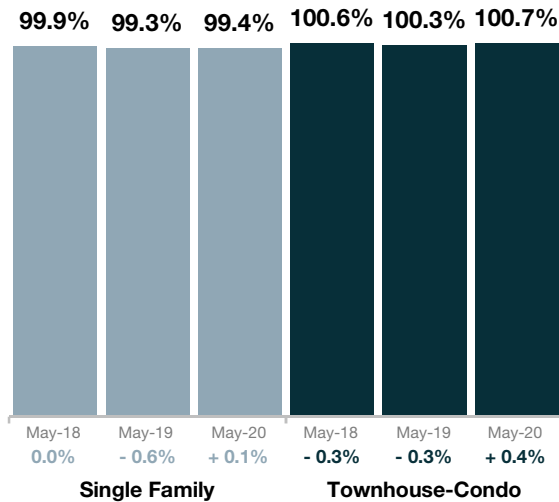
# Percent of List Price Received



## May

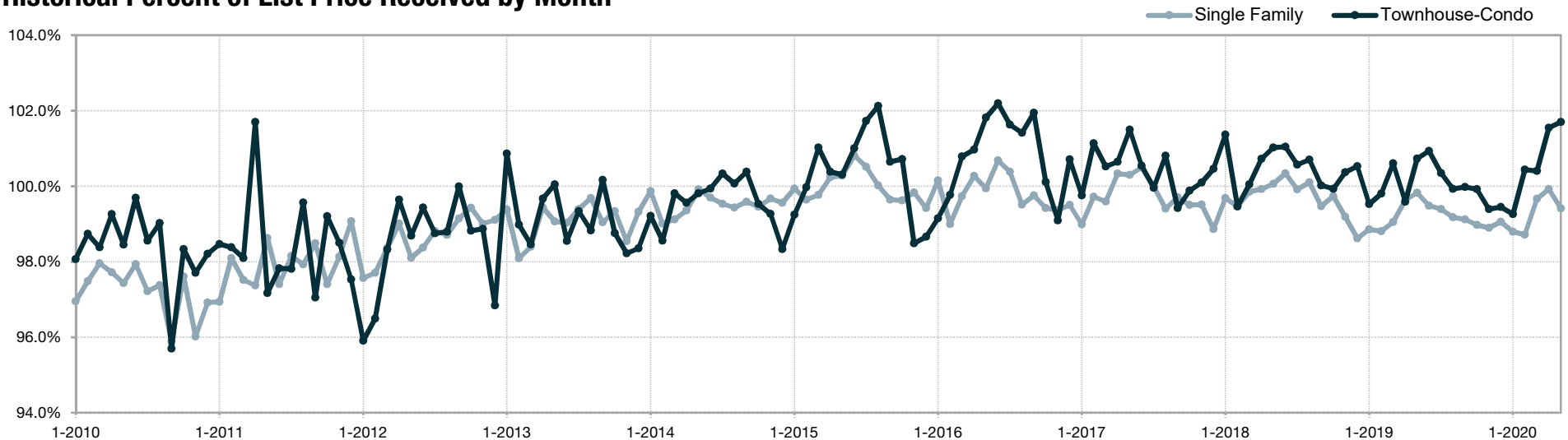


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	99.5%	-0.8%	100.9%	-0.1%
Jul-2019	99.4%	-0.5%	100.3%	-0.3%
Aug-2019	99.2%	-0.9%	99.9%	-0.8%
Sep-2019	99.1%	-0.4%	100.0%	0.0%
Oct-2019	99.0%	-0.7%	99.9%	0.0%
Nov-2019	98.9%	-0.3%	99.4%	-1.0%
Dec-2019	99.1%	+0.5%	99.4%	-1.1%
Jan-2020	98.8%	-0.1%	99.3%	-0.2%
Feb-2020	98.7%	-0.1%	100.4%	+0.6%
Mar-2020	99.7%	+0.6%	100.4%	-0.2%
Apr-2020	99.9%	+0.3%	101.5%	+1.9%
<b>May-2020</b>	<b>99.4%</b>	<b>-0.4%</b>	<b>101.7%</b>	<b>+1.0%</b>

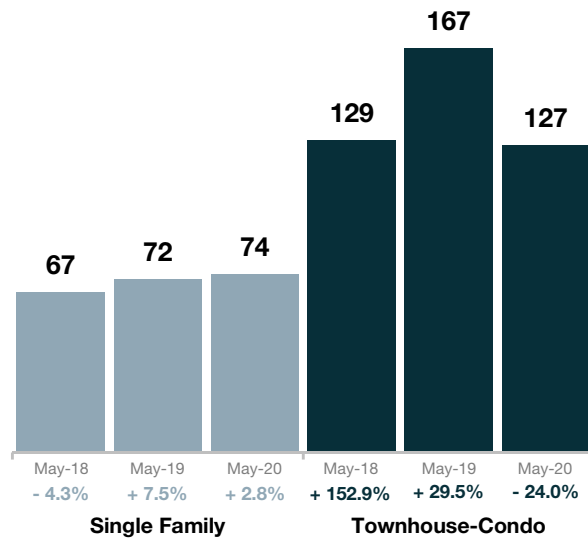
## Historical Percent of List Price Received by Month



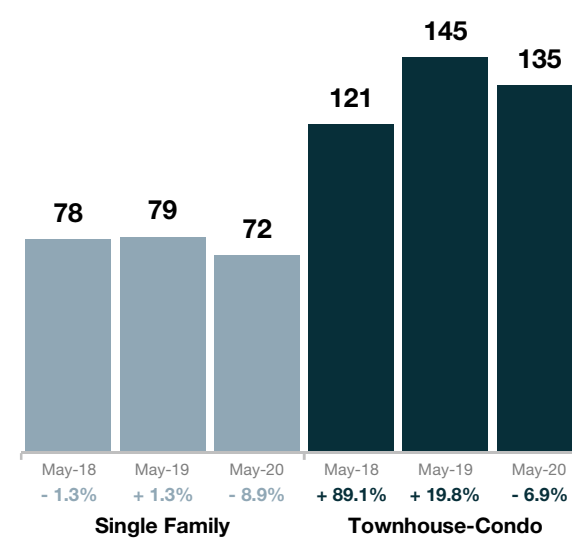
# Days on Market Until Sale



## May

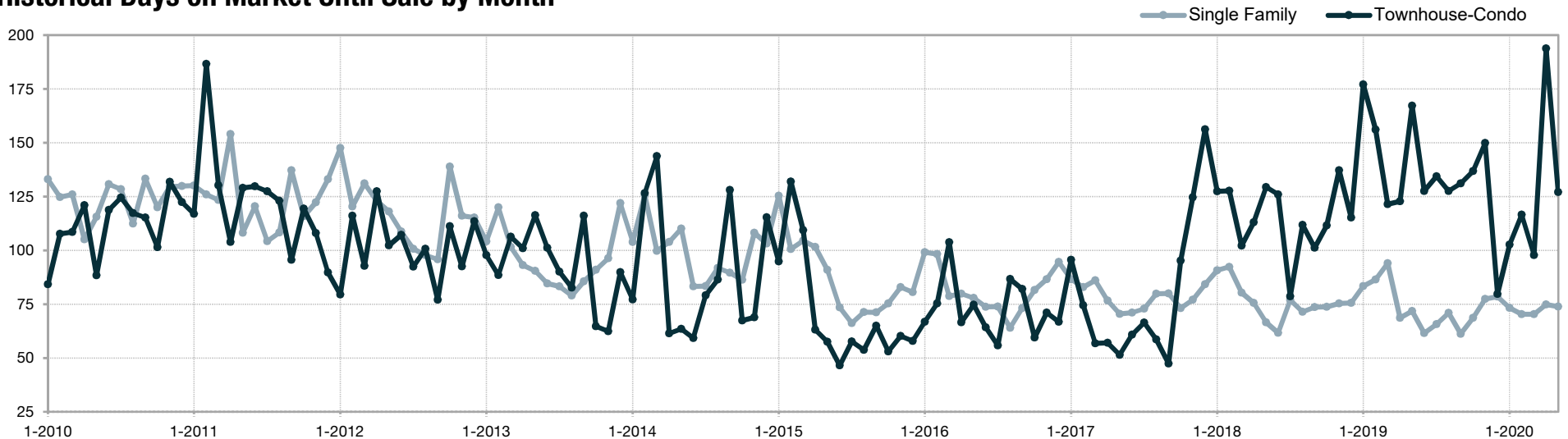


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	62	0.0%	128	+1.6%
Jul-2019	66	-14.3%	134	+69.6%
Aug-2019	71	0.0%	128	+14.3%
Sep-2019	61	-17.6%	131	+29.7%
Oct-2019	69	-6.8%	137	+22.3%
Nov-2019	77	+2.7%	150	+9.5%
Dec-2019	78	+2.6%	80	-30.4%
Jan-2020	73	-12.0%	103	-41.8%
Feb-2020	70	-18.6%	117	-25.0%
Mar-2020	70	-25.5%	98	-19.0%
Apr-2020	75	+8.7%	194	+57.7%
<b>May-2020</b>	<b>74</b>	<b>+2.8%</b>	<b>127</b>	<b>-24.0%</b>

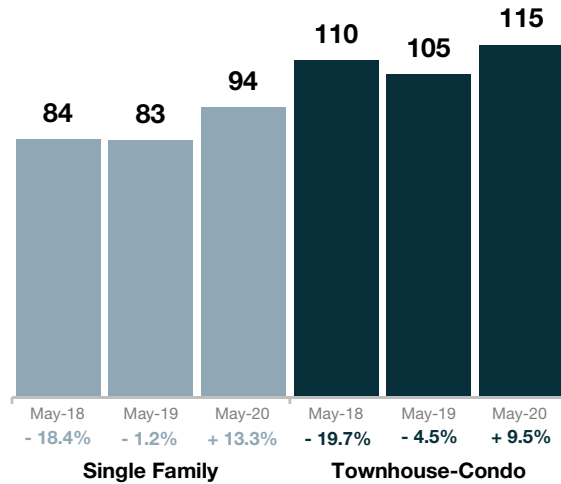
## Historical Days on Market Until Sale by Month



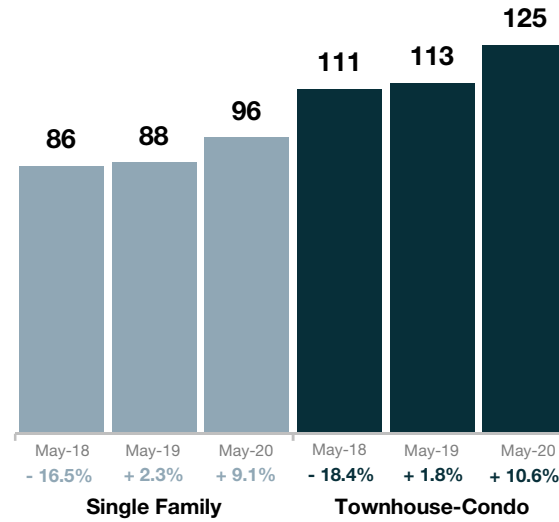
# Housing Affordability Index



## May

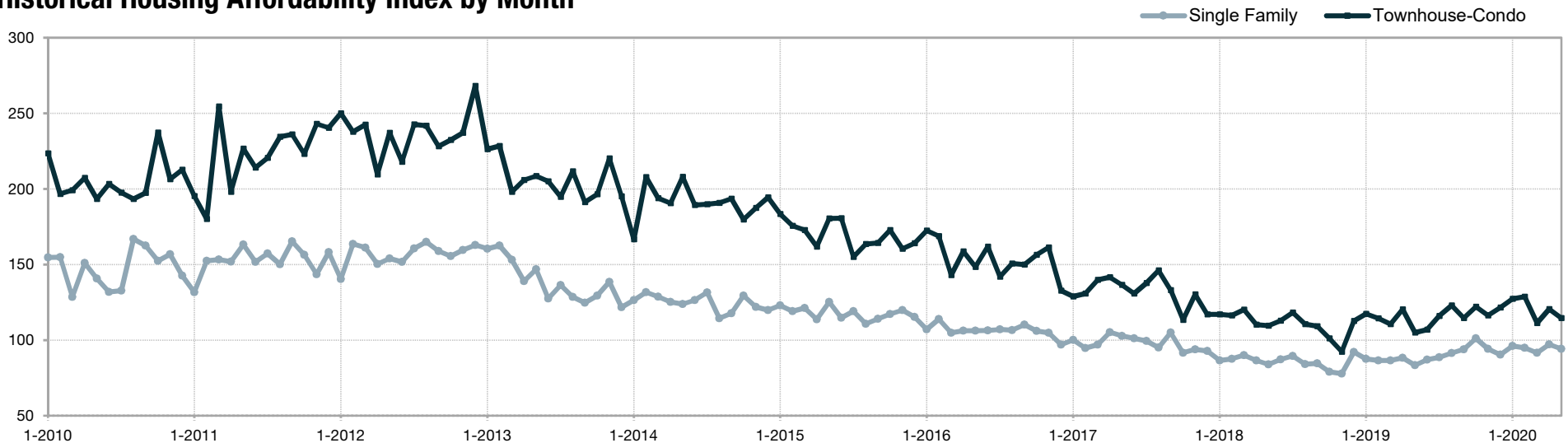


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	87	0.0%	107	-5.3%
Jul-2019	89	-1.1%	116	-1.7%
Aug-2019	92	+9.5%	123	+10.8%
Sep-2019	94	+10.6%	115	+5.5%
Oct-2019	101	+27.8%	122	+20.8%
Nov-2019	94	+20.5%	116	+26.1%
Dec-2019	90	-2.2%	122	+8.0%
Jan-2020	96	+9.1%	127	+8.5%
Feb-2020	95	+9.2%	129	+13.2%
Mar-2020	92	+5.7%	111	0.0%
Apr-2020	97	+10.2%	121	+0.8%
<b>May-2020</b>	<b>94</b>	<b>+13.3%</b>	<b>115</b>	<b>+9.5%</b>

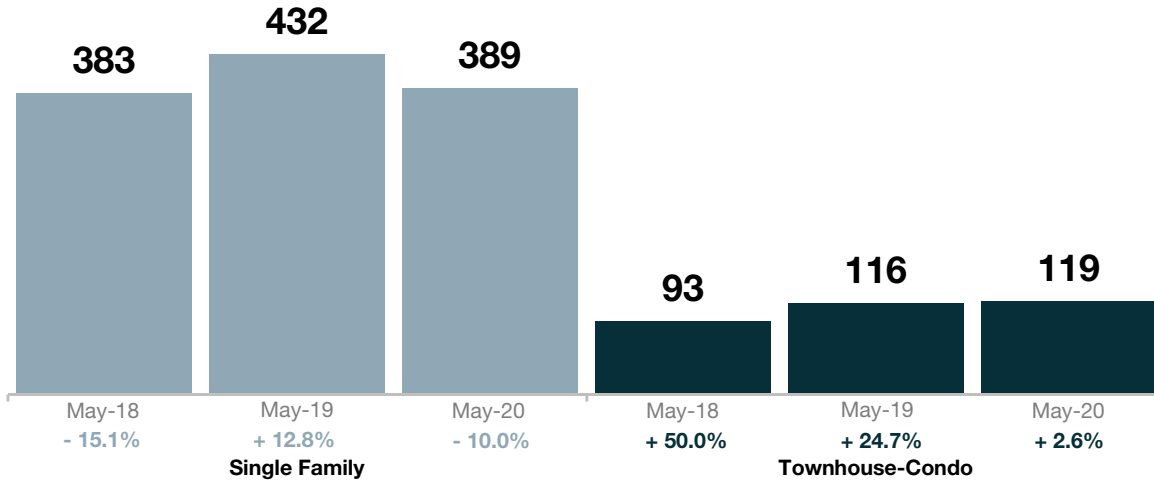
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

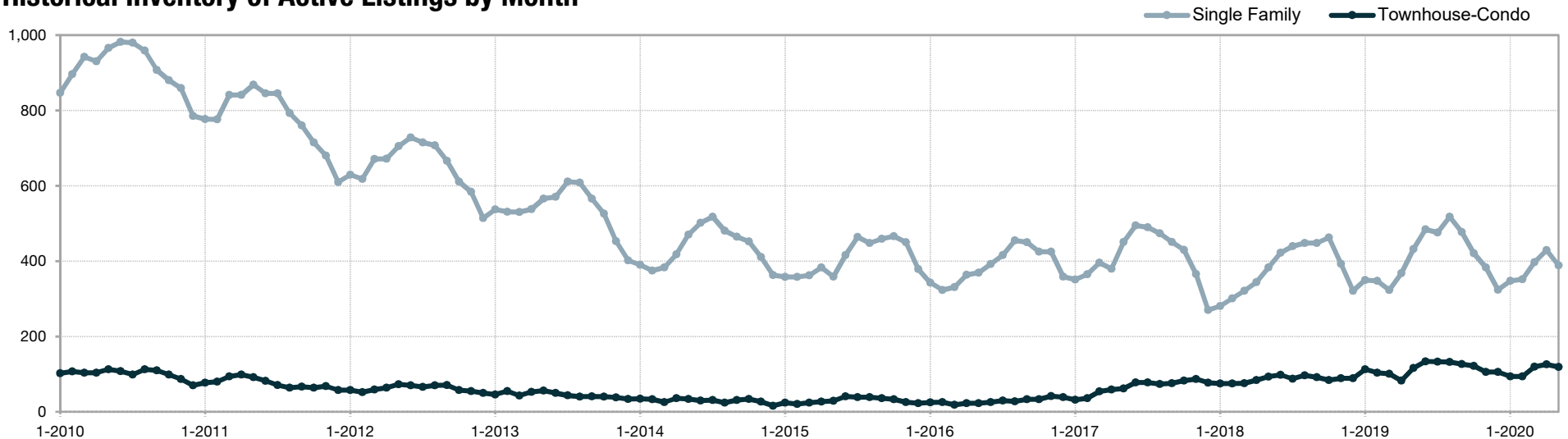


May



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	484	+14.7%	134	+36.7%
Jul-2019	476	+8.2%	133	+51.1%
Aug-2019	518	+15.6%	132	+36.1%
Sep-2019	477	+6.5%	127	+38.0%
Oct-2019	421	-9.1%	122	+45.2%
Nov-2019	383	-2.5%	106	+19.1%
Dec-2019	324	+0.9%	106	+19.1%
Jan-2020	348	-0.6%	94	-16.8%
Feb-2020	352	+1.1%	94	-9.6%
Mar-2020	397	+22.9%	120	+18.8%
Apr-2020	429	+16.6%	126	+51.8%
<b>May-2020</b>	<b>389</b>	<b>-10.0%</b>	<b>119</b>	<b>+2.6%</b>

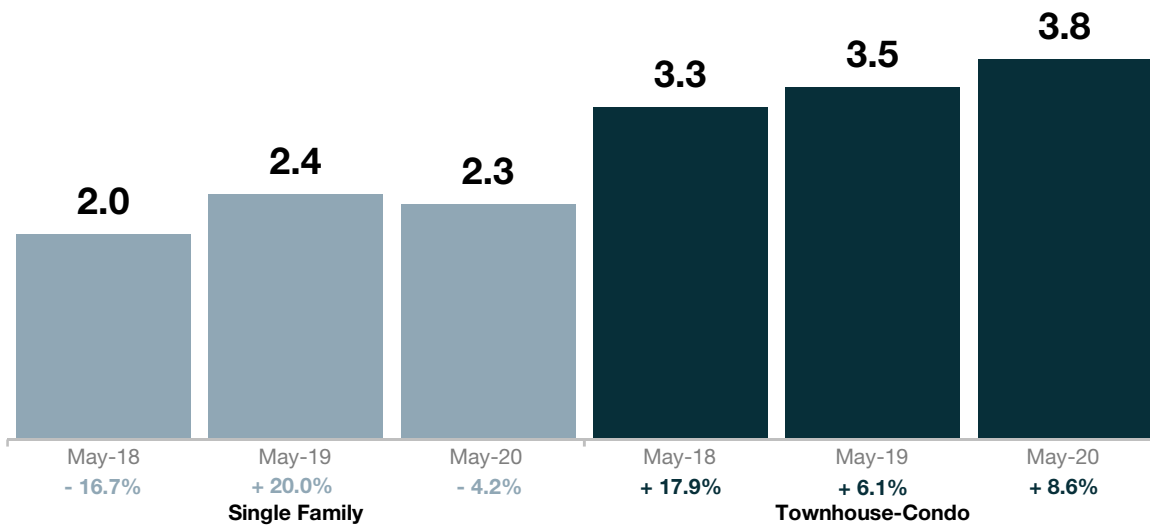
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

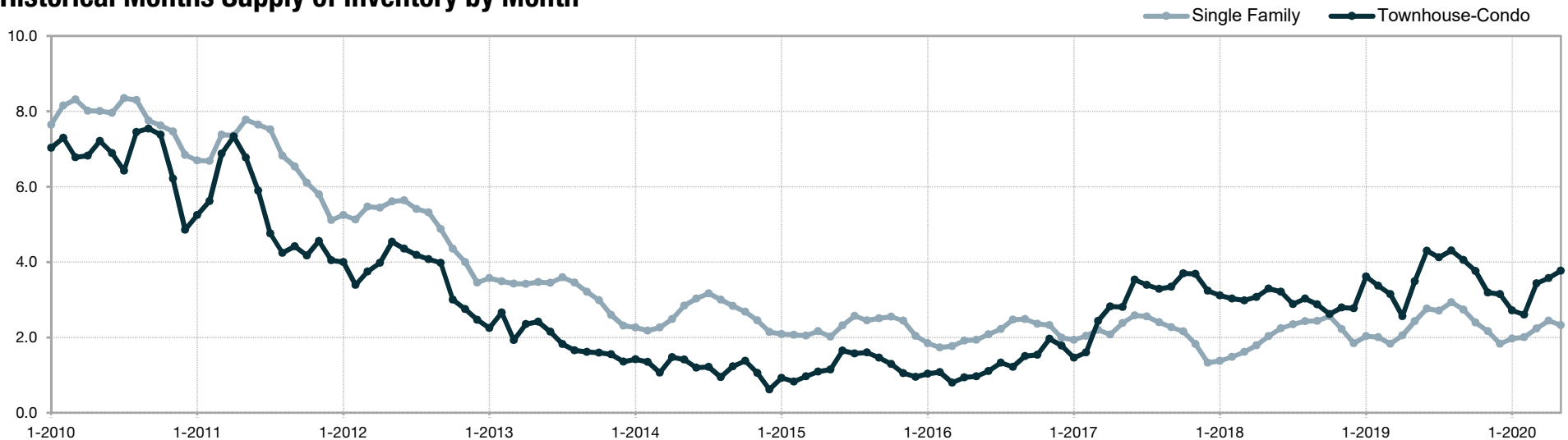


May



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	2.8	+27.3%	4.3	+34.4%
Jul-2019	2.7	+17.4%	4.1	+41.4%
Aug-2019	2.9	+20.8%	4.3	+43.3%
Sep-2019	2.7	+12.5%	4.1	+41.4%
Oct-2019	2.4	-7.7%	3.8	+46.2%
Nov-2019	2.2	0.0%	3.2	+14.3%
Dec-2019	1.8	0.0%	3.1	+10.7%
Jan-2020	2.0	0.0%	2.7	-25.0%
Feb-2020	2.0	0.0%	2.6	-23.5%
Mar-2020	2.2	+22.2%	3.4	+9.7%
Apr-2020	2.4	+14.3%	3.6	+38.5%
<b>May-2020</b>	<b>2.3</b>	<b>-4.2%</b>	<b>3.8</b>	<b>+8.6%</b>

## Historical Months Supply of Inventory by Month



# Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



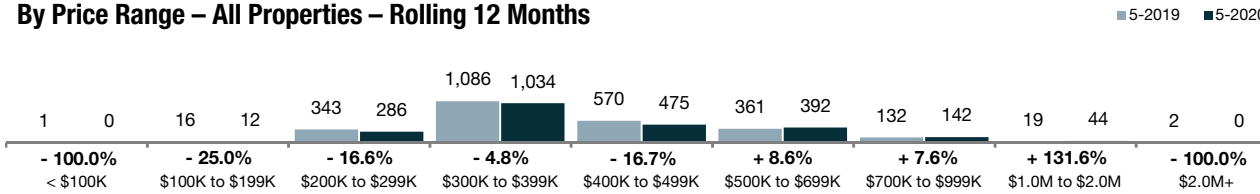
Key Metrics	Historical Sparkbars	5-2019	5-2020	Percent Change	YTD-2019	YTD-2020	Percent Change
<b>New Listings</b>		409	361	- 11.7%	1,456	1,499	+ 3.0%
<b>Pending / Under Contract</b>		263	355	+ 35.0%	1,118	1,171	+ 4.7%
<b>Sold Listings</b>		284	138	- 51.4%	986	847	- 14.1%
<b>Median Sales Price</b>		\$389,000	\$392,000	+ 0.8%	\$384,950	\$387,050	+ 0.5%
<b>Average Sales Price</b>		\$438,633	\$457,305	+ 4.3%	\$429,270	\$438,329	+ 2.1%
<b>Pct. of List Price Received</b>		100.0%	99.7%	- 0.3%	99.5%	99.6%	+ 0.1%
<b>Days on Market</b>		92	80	- 13.0%	91	83	- 8.8%
<b>Affordability Index</b>		90	98	+ 8.9%	91	99	+ 8.8%
<b>Active Listings</b>		548	508	- 7.3%	--	--	--
<b>Months Supply</b>		2.6	2.6	0.0%	--	--	--

# Sold Listings

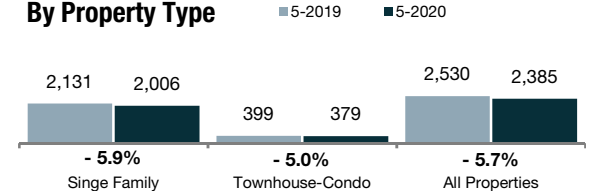
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	10	8	-20.0%	6	4	-33.3%
\$200,000 to \$299,999	164	132	-19.5%	179	154	-14.0%
\$300,000 to \$399,999	923	870	-5.7%	163	164	+0.6%
\$400,000 to \$499,999	520	430	-17.3%	50	45	-10.0%
\$500,000 to \$699,999	360	380	+5.6%	1	12	+1100%
\$700,000 to \$999,999	132	142	+7.6%	0	0	--
\$1,000,000 to \$1,999,999	19	44	+131.6%	0	0	--
\$2,000,000 and Above	2	0	-100.0%	0	0	--
<b>All Price Ranges</b>	<b>2,131</b>	<b>2,006</b>	<b>-5.9%</b>	<b>399</b>	<b>379</b>	<b>-5.0%</b>

### Compared to Prior Quarter

By Price Range	Single Family			Condo		
	4-2020	5-2020	Change	4-2020	5-2020	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	0	-100.0%	0	0	--
\$200,000 to \$299,999	7	6	-14.3%	14	5	-64.3%
\$300,000 to \$399,999	79	52	-34.2%	25	8	-68.0%
\$400,000 to \$499,999	35	31	-11.4%	2	3	+50.0%
\$500,000 to \$699,999	32	20	-37.5%	1	0	-100.0%
\$700,000 to \$999,999	13	11	-15.4%	0	0	--
\$1,000,000 to \$1,999,999	2	2	0.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>169</b>	<b>122</b>	<b>-27.8%</b>	<b>42</b>	<b>16</b>	<b>-61.9%</b>

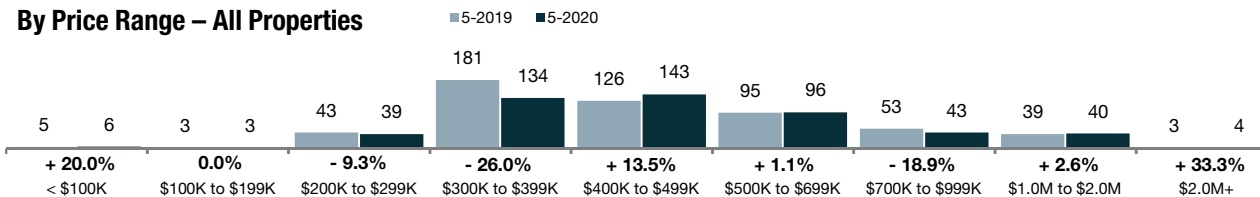
### Year to Date

By Price Range	Single Family			Condo		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	4	6	+50.0%	1	0	-100.0%
\$200,000 to \$299,999	50	36	-28.0%	70	62	-11.4%
\$300,000 to \$399,999	343	309	-9.9%	77	60	-22.1%
\$400,000 to \$499,999	228	167	-26.8%	20	15	-25.0%
\$500,000 to \$699,999	123	121	-1.6%	0	6	--
\$700,000 to \$999,999	58	52	-10.3%	0	0	--
\$1,000,000 to \$1,999,999	10	13	+30.0%	0	0	--
\$2,000,000 and Above	1	0	-100.0%	0	0	--
<b>All Price Ranges</b>	<b>818</b>	<b>704</b>	<b>-13.9%</b>	<b>168</b>	<b>143</b>	<b>-14.9%</b>

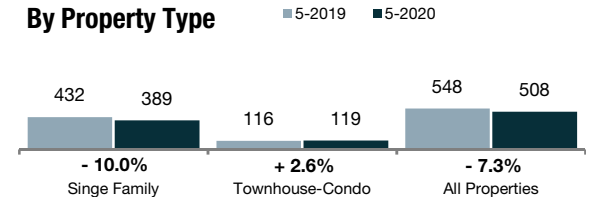
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Condo		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$99,999 and Below	5	6	+20.0%	0	0	--
\$100,000 to \$199,999	1	1	0.0%	2	2	0.0%
\$200,000 to \$299,999	17	9	-47.1%	26	30	+15.4%
\$300,000 to \$399,999	112	75	-33.0%	69	59	-14.5%
\$400,000 to \$499,999	113	122	+8.0%	13	21	+61.5%
\$500,000 to \$699,999	89	89	0.0%	6	7	+16.7%
\$700,000 to \$999,999	53	43	-18.9%	0	0	--
\$1,000,000 to \$1,999,999	39	40	+2.6%	0	0	--
\$2,000,000 and Above	3	4	+33.3%	0	0	--
<b>All Price Ranges</b>	<b>432</b>	<b>389</b>	<b>-10.0%</b>	<b>116</b>	<b>119</b>	<b>+2.6%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	4-2020	5-2020	Change	4-2020	5-2020	Change
\$99,999 and Below	6	6	0.0%	0	0	--
\$100,000 to \$199,999	0	1	--	2	2	0.0%
\$200,000 to \$299,999	14	9	-35.7%	38	30	-21.1%
\$300,000 to \$399,999	103	75	-27.2%	55	59	+7.3%
\$400,000 to \$499,999	130	122	-6.2%	23	21	-8.7%
\$500,000 to \$699,999	92	89	-3.3%	8	7	-12.5%
\$700,000 to \$999,999	42	43	+2.4%	0	0	--
\$1,000,000 to \$1,999,999	37	40	+8.1%	0	0	--
\$2,000,000 and Above	5	4	-20.0%	0	0	--
<b>All Price Ranges</b>	<b>429</b>	<b>389</b>	<b>-9.3%</b>	<b>126</b>	<b>119</b>	<b>-5.6%</b>

### Year to Date

By Price Range	Single Family			Condo		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$99,999 and Below	5	6	+20.0%	0	0	--
\$100,000 to \$199,999	1	1	0.0%	2	2	0.0%
\$200,000 to \$299,999	17	9	-47.1%	26	30	+15.4%
\$300,000 to \$399,999	112	75	-33.0%	69	59	-14.5%
\$400,000 to \$499,999	113	122	+8.0%	13	21	+61.5%
\$500,000 to \$699,999	89	89	0.0%	6	7	+16.7%
\$700,000 to \$999,999	53	43	-18.9%	0	0	--
\$1,000,000 to \$1,999,999	39	40	+2.6%	0	0	--
\$2,000,000 and Above	3	4	+33.3%	0	0	--
<b>All Price Ranges</b>	<b>432</b>	<b>389</b>	<b>-10.0%</b>	<b>116</b>	<b>119</b>	<b>+2.6%</b>

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending / Under Contract</b>	A count of all listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period only once. So if a listing goes into, out of and back into Pending status during the reporting period, it is counted just one time. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a leading indicator of buyer demand. The Pending/Under Contract metric includes Pending, Active/Backup and Active/First Right.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
<b>Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Months Supply of Inventory</b>	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.